

**Legal Description**

Lot 6, Hazeltine Acres, according to the recorded plat thereof, except that part which lies easterly of the northerly extension of the East line of the Southwest Quarter of the Northwest Quarter of Section 28, Township 116, Range 23.

Except that part of Lot 6, Hazeltine Acres, as platted and recorded, Carver County, Minnesota, lying southerly and westerly of the following described lines: Beginning at a point on the West line of said Lot 6, said point being North 00 degrees 51 minutes 41 seconds East, assumed bearing, 302.57 feet from the southwest corner of said Lot 6, said southwest corner also being on the East line of State Trunk Highway No. 41 as shown on said plat; thence North 63 degrees 30 minutes 30 seconds East 188.22 feet; thence North 00 degrees 43 minutes 55 seconds West 115.54 feet; thence North 83 degrees 04 minutes 28 seconds East 313.13 feet; thence South 65 degrees 28 minutes 37 seconds East 63.55 feet; thence North 83 degrees 23 minutes 58 seconds East 124.15 feet; thence North 45 degrees 11 minutes 27 seconds East 132.40 feet; thence North 64 degrees 48 minutes 47 seconds East 197.47 feet; thence North 87 degrees 16 minutes 02 seconds East 334.05 feet to a point on the northerly projection of the East line of the Southwest Quarter of the Northwest Quarter of said Section 28; thence southerly along said northerly projection of the East line to a point on the South line of said Lot 6 and said line there terminating, according to the plat thereof on file or of record in the office of the Registrar of Titles, Carver County, Minnesota.

Together with

That part of 94TH Street as dedicated and platted on HAZELTINE 1ST ADDITION, Carver County, Minnesota, lying southerly of Hazeltine Boulevard.

Together with

Lot One (1), Block One (1), Hazeltine 1st Addition, according to the plat thereof on file or of record in the office of the Registrar of Titles, Carver County, Minnesota.

Together with

Lot Two (2), Block One (1), Hazeltine 1st Addition, according to the plat thereof on file or of record in the office of the Registrar of Titles, Carver County, Minnesota.

Together with

Lot Three (3), Block One (1), Hazeltine 1st Addition, according to the plat thereof on file or of record in the office of the Registrar of Titles, Carver County, Minnesota.

Together with

Lot One (1), Block Two (2), Hazeltine 1st Addition, according to the plat thereof on file or of record in the office of the Registrar of Titles, Carver County, Minnesota.

Together with

Lot Two (2), Block Two (2), Hazeltine 1st Addition, according to the plat thereof on file or of record in the office of the Registrar of Titles, Carver County, Minnesota.

Together with

Lot Three (3), Block Two (2), Hazeltine 1st Addition, according to the plat thereof on file or of record in the office of the Registrar of Titles, Carver County, Minnesota.

Together with

Lot Four (4), Block Two (2), Hazeltine 1st Addition, according to the plat thereof on file or of record in the office of the Registrar of Titles, Carver County, Minnesota.

Together with

Lot Five (5) Block Two (2), Hazeltine 1st Addition, according to the plat thereof on file or of record in the office of the Registrar of Titles, Carver County, Minnesota.

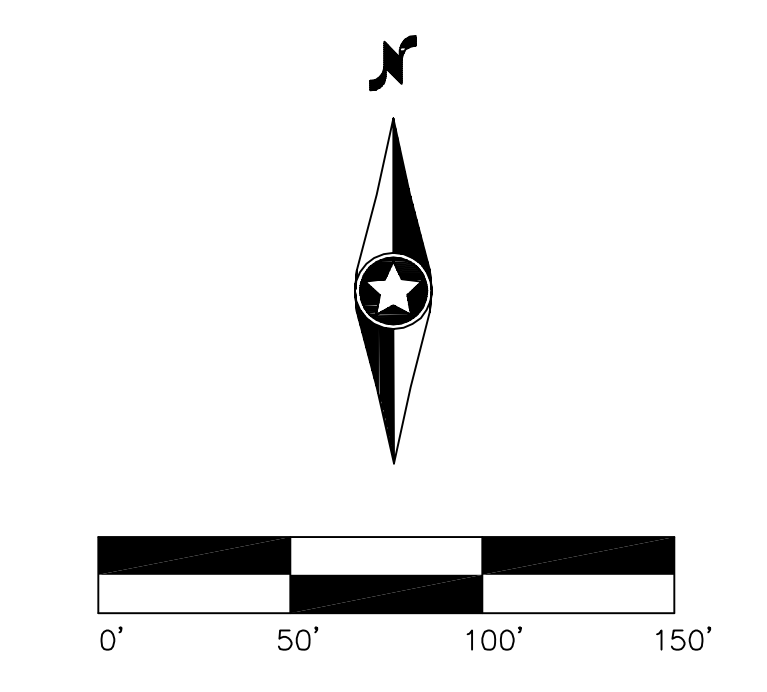
Together with

Lot Six (6), Block Two (2), Hazeltine 1st Addition, according to the plat thereof on file or of record in the office of the Registrar of Titles, Carver County, Minnesota.

**Development Summary**

Total Site	1,109,770 Sq. Ft.	25.477 acres
Lot 1:	152,091 Sq. Ft.	3.493 acres
Lot 2:	64,267 Sq. Ft.	1.475 acres
Lot 3:	206,754 Sq. Ft.	4.746 acres
Lot 4:	328,673 Sq. Ft.	7.545 acres
Lot 5:	33,937 Sq. Ft.	0.779 acres
Outlot A:	185,439 Sq. Ft.	4.257 acres
<b>PROPOSED RIGHT OF WAY DEDICATION</b>		
State Trunk Hwy. 41/Hazeltine Boulevard:	111,158 Sq. Ft.	2.552 acres
Hundertmark Road:	27,410 Sq. Ft.	0.629 acres
Building Setbacks: See Site Plan		
Parking Setbacks: See Site Plan		
Lot dimensions are rounded to the nearest one hundredth of a foot and areas are rounded to the nearest 0.01 acre.		
Existing Zoning: O-Open Development		
Proposed Zoning: PCD-Planned Commercial Development		

**REFER TO FINAL PLAT FOR PROPERTY INFORMATION**



**NOT FOR CONSTRUCTION**